

017.0

0004

0010.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
732,000 / 732,000

APPRaised:

732,000 / 732,000

USE VALUE:

732,000 / 732,000

ASSESSED:

732,000 / 732,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WILSON AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WILLIAMS MICHAEL P	
Owner 2:		
Owner 3:		

Street 1:	22 WILSON AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER	
Owner 1:	WILLIAMS MICHAEL P/BRIAN C -
Owner 2:	-
Street 1:	22 WILSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains 5,812 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census:
Flood Haz:
D
s
t

Exempt

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5812		Sq. Ft.	Site		0	80.	1.02	1									475,487						475,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										12319
										GIS Ref
										GIS Ref
										Insp Date
										05/11/09

PREVIOUS ASSESSMENT										Parcel ID	017.0-0004-0010.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	256,500	0	5,812.	475,500	732,000	732,000	Year End Roll			12/18/2019
2019	101	FV	223,100	0	5,812.	505,200	728,300	728,300	Year End Roll			1/3/2019
2018	101	FV	223,100	0	5,812.	368,500	591,600	591,600	Year End Roll			12/20/2017
2017	101	FV	223,100	0	5,812.	321,000	544,100	544,100	Year End Roll			1/3/2017
2016	101	FV	223,100	0	5,812.	273,400	496,500	496,500	Year End			1/4/2016
2015	101	FV	217,800	0	5,812.	267,500	485,300	485,300	Year End Roll			12/11/2014
2014	101	FV	217,800	0	5,812.	219,900	437,700	437,700	Year End Roll			12/16/2013
2013	101	FV	217,800	0	5,812.	209,200	427,000	427,000				12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
WILLIAMS MICHAEL	53695-486		10/19/2009	Family		1	No	No								
KELLY JOHN J	44016-586		11/1/2004		385,000	No	No									
KELLY JOHN	12562-407		3/22/1999	Family		No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
8/23/2017	1089	Siding	9,500	C						5/11/2009	Measured	372	PATRIOT		
9/30/2011	1216	Manual	4,000					oil of gas convers		10/28/1999	Inspected	264	PATRIOT		
										9/30/1999	Mailer Sent				
										9/30/1999	Measured	243	PATRIOT		
										8/24/1993	AJS				

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GREEN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1948	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2 - Plaster				Functional:													
Sec Int Wall:	%			Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:	%			Total: 18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 168.733													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 315065													
% Com Wall	% Sprinkled:			Depreciation: 58602													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 017.0-0004-0010.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	